FY2022 Application for EPA Brownfields
Community Wide Assessment Grant

Narrative Information Sheet

1. **Applicant Identification:** Camden Redevelopment Agency
   520 Market St
   City Hall- Suite 1300
   Camden, NJ 08101-5120
   Phone: 856-757-7600

2. **Funding Requested:**
   a. **Grant Type – Community-Wide Assessment**
   b. **Federal Funds Requested - $500,000**

3. **Location:** City of Camden, Camden County, New Jersey

4. **Target Area and Priority Site/Property Information:**
The focus area is the Federal Street Industrial/Commercial Corridor in the East Camden Neighborhood (Census Tract 6013).

While this is a community wide application, it is anticipated that the EPA funding will be expended upon at least seven sites to include four priority sites in the Federal Street Corridor:
- Concord Chemical Site at 17th Street and Federal Street;
- former Standard Oil Site at the NE corner of River Avenue and Federal Street;
- Action Port A Pot at the NW corner of River Avenue and Federal Street; and
- a former drum storage lot at 1601 Federal Street.

These priority sites are all publicly owned, vacant properties.

5. **Contacts:**
   a) **Project Director:** Olivette Simpson
      Interim Executive Director
      Camden Redevelopment Agency
      City Hall, Suite 1300
      520 Market Street
      Camden, NJ 08101
      Phone: 856-757-7600
      olsimpso@ci.camden.nj.us

   ii) **Chief Executive:** Olivette Simpson
       Interim Executive Director
6. **Population:** Population of Camden: 74,002
   (Source: 2015-2019 ACS 5-Year Estimates)

7. **Other Factors Checklist:** Please see below. Relevant text has been bolded and italicized for ease of location within the Narrative.

<table>
<thead>
<tr>
<th>Other Factors</th>
<th>Page #</th>
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<tbody>
<tr>
<td>Community population is 10,000 or less.</td>
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<tr>
<td>The applicant is, or will assist, a federally recognized Indian tribe or United States territory.</td>
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<tr>
<td>The priority brownfield site(s) is impacted by mine-scarred land.</td>
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<tr>
<td>The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).</td>
<td>1</td>
</tr>
<tr>
<td>The priority site(s) is in a federally designated flood plain.</td>
<td>2</td>
</tr>
<tr>
<td>The redevelopment of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.</td>
<td>3</td>
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<tr>
<td>30% or more of the overall project budget will be spent on eligible reuse planning activities for priority brownfield site(s) within the target area.</td>
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<tr>
<td>The target area is located within a community in which a coal-fired power plant has recently closed (2011 or later) or is closing.</td>
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</tbody>
</table>

8. **Letter from the State or Tribal Environmental Authority:** Please see attached.

9. **Releasing Copies of Applications:** Not Applicable
November 8, 2021

Michael S. Regan, Administrator
1200 Pennsylvania Avenue, N.W.
Washington, DC 20460

RE: Camden Redevelopment Agency USEPA Brownfields Community Wide Assessment Grant Application, Camden, NJ

Dear Administrator Regan:

On behalf of the New Jersey Department of Environmental Protection, it is my pleasure to endorse the Camden Redevelopment Agency’s (CRA) application to the United States Environmental Protection Agency (USEPA) for a Brownfields Community Wide Assessment Grant to investigate environmental impacts associated with discharges of hazardous substances, with the focus area being located within the Federal Street corridor. If approved, the US EPA assessment grant will provide up to $500,000.

The CRA has developed an aggressive redevelopment strategy to identify, assess and reuse abandoned brownfield sites. The Federal Street industrial/commercial corridor, comprised predominantly of vacant, former industrial properties, is on the cusp of a resurgence with the redevelopment of the former Antrim Hardware site as the Cathedral Kitchen as well as the recent construction of the ResinTech facility. These sites are surrounded by publicly owned vacant and abandoned properties with limited and outdated assessment data. Such sites include property formerly used as an incinerator, a petroleum distribution facility, a chemical manufacturer, and a port-a-john rental facility.

Please accept this letter of support for the CRA Community Wide Assessment Grant application. Please do not hesitate to contact me if I may be of further assistance. I may be telephoned at (609) 633-6227, or, e-mailed at William.Linder@dep.nj.gov.

Sincerely,

William J. Lindner, Administrator
Office of Brownfield & Community Revitalization

Cc:/
Armando Alfonso, DEP
Olivette Simpson, Camden Redevelopment Agency
Michele Christina, BRS, Inc
1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

1.a. Target Area and Brownfields

1.a.i. Background and Description of Target Area: Camden, New Jersey is a city located on the Delaware River, across from Philadelphia, Pennsylvania. The earliest industries here centered on the waterfront and transportation, including ferries, rail services linking Camden to New York, Philadelphia, and the Delaware Bay. During World War II, Camden was home to the largest shipyard in the world. Camden was also the home of RCA Victor, once the world’s largest manufacturer of phonographs and innovator of music, radio, and color television technologies. Similar to many northeast manufacturing centers, jobs attracted waves of immigrants, and the population grew until the 1950s, when new technologies and competition for cheaper labor in the southern U.S. and Mexico took industries elsewhere. The departure of jobs and racial tensions in the 1960s hollowed out the city in the second half of the 20th century.

Camden’s industrial rise and decline has saddled the City with an overwhelming number of brownfield sites. According to the New Jersey Department of Environmental Protection (NJDEP) Known Contaminated Site list, there are no fewer than 212 confirmed brownfield sites in the City of Camden, which has a total size of 6,697 acres. This means that there is a very high concentration of brownfield sites in the City with one brownfield site for every 31 acres of land. Moreover, there are two EPA NPL sites in the City. Brownfields in the community contribute to endemic poverty, environmental injustice, and crime while the City is financially under resourced to address such wide swaths of contaminated property. It is no surprise that over the past two decades, Camden has captured national headlines as one of the poorest and most violent cities in America.

Camden Redevelopment Agency (CRA), the redevelopment arm of the City of Camden, is prioritizing the Federal Street Industrial/Commercial Corridor in the East Camden Neighborhood (Census Tract 6013) for this application. The Federal Street Corridor section of East Camden is separated and in many ways isolated from the rest of the City by the Cooper River, rail lines, and a six-lane highway. Due to its proximity to transportation routes and bordering the Cooper River, heavy industrial use in the Corridor extended to at least the late 1800s. Early coal and lumber yards located in this area eventually gave way to drum refurbishers, a petroleum distribution facility, and chemical and soap manufacturers. Currently, Federal Street is characterized by vacant, former manufacturing facilities, and a lot of potential.

1.a.ii. Description of the Priority Brownfield Site(s): While this is a community wide application, it is anticipated that the EPA funding will be expended upon at least seven sites to include four priority sites in the Federal Street Corridor: Concord Chemical Site; former Standard Oil Site; Action Port A Pot; and a former drum storage lot. The Corridor in its entirety encompasses 11.7 acres, with the priority sites making up approximately 43%, or 5.05 acres, of the area. All targeted sites had some level of heavy industrial use stretching back to the late 1800s with such uses as a petroleum distribution facility, a chemical manufacturer and a port-a-john rental facility. These priority sites are all publicly owned, vacant properties. Contamination identified to date in the soil and groundwater of the area includes metals, chlorinated solvents, PCBs, PAHs, and petroleum. The Concord Chemical site has been the subject of extensive groundwater investigation work conducted by the NJDEP, but site soils still have not been fully characterized. Today, the Federal
Street Corridor is on the cusp of a resurgence with the redevelopment of the former Antrim hardware site as the Cathedral Soup Kitchen as well as the recent construction of the ResinTech manufacturing facility. Capitalizing on this redevelopment, the Federal Street Corridor is poised to become a commercial and light industrial epicenter for East Camden. With these sites making up such a large percentage of this area, their assessment and reuse is imperative for continued momentum in realizing the City’s redevelopment and job creation goals.

1.b. Revitalization of the Target Area

1.b.i. Reuse Strategy and Alignment with Revitalization Plans: The Federal Street Corridor is best suited for light industrial and commercial redevelopment, consistent with local zoning, surrounding land uses, and existing planning documents as presented below. The reuse strategy will address both the residents' identified (and documented) need for living wage employment opportunities and the City’s goal to prioritize sites for cleanup and economic re-engagement. The unemployment rate in the target Census Tract (15.1%) is almost three times the overall rate for the state (5.5%) and country as a whole (5.3%)\(^1\), demonstrating a need for more employment opportunities in the area.

- **FutureCAMDEN (2002):** The FutureCAMDEN Plan is the City’s master plan. The Plan recommends that a targeted clean-up and re-use program should be deployed based on the feasibility of cleaning up brownfield sites, with priority given to sites that can be marketed for specific new industrial users, such as the targeted sites in the Federal Street Corridor. Furthermore, the Economic Development Element of the FutureCAMDEN plan includes a recommendation to use brownfields initiatives to generate industrial development sites, recognizing that brownfields in industrial areas like Federal Street provide an ideal source for new industrial development and living wage jobs.

- **My East Camden Neighborhood Plan (2021):** The My East Camden Plan is the neighborhood plan for East Camden in which the Federal Street corridor is located. Residents and community stakeholders of East Camden, participated extensively in the development of My East Camden, and the final plan document offers a resident-driven vision for the area. As part of the community engagement process, residents articulated “the desire for the light industrial zone to stay as zoned and to encourage additional development in the area.” Moreover, one of the Plan goals to improve sustainability and environmental resiliency of the community involves reducing the number of unremediated brownfields by 30%. By assessing the contamination at the priority sites, their redevelopment into light industrial facilities will be facilitated as called for in the neighborhood plan.

The Corridor is partially located in a federally-designated floodplain, specifically in a regulated floodway zone AE, which is a special flood hazard area. For that reason, redevelopment will take care to address sites that are at an increased flooding risk, and will comply with all applicable regulations. This location presents an opportunity to ensure that future development in the area is incorporating potential impacts of climate change as part of redevelopment planning, including the use of resiliency and green infrastructure strategies.

1.b.ii. Outcomes and Benefits of Reuse Strategy: Like the rest of the City, East Camden experienced severe economic decline in the mid to late 20th century; however, over the last decade, East Camden's population has begun to rebound, even as the broader city population continued to

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\(^1\) 2015-2019 ACS 5-year estimates, US Census
decline. Today, East Camden is relatively stable, with unemployment still substantial but below the rest of the city. Relatively recent construction of the ResinTech manufacturing facility and the Cathedral Soup Kitchen within the Federal Street corridor speak to revitalization energy in this corridor. However, the blighted, vacated, and contaminated nature of the remaining brownfield sites has impeded the further revitalization of the Federal Street corridor.

To that end, assessment of proposed projects will facilitate further economic growth within an area of extreme poverty and unemployment. For example, ResinTech has invested $20 million in 379,500 SF of manufacturing space across 35 acres. The ResinTech facility has created 265 fulltime and depending upon production needs, anywhere from 100 to 180 temporary jobs. The redevelopment of the priority sites will build on this investment by providing a new, development-ready industrial sites that support the area’s transformation from vacant industrial corridor to thriving job center. Extrapolating these numbers to area of the four targeted sites provides an expectation that they will provide up to 50 fulltime living wage jobs.

While there are no existing buildings on the targeted sites, Camden has a Sustainability Site Plan Ordinance which requires applicants for new development to submit an Environmental Impact and Benefits Assessment that evaluates and addresses the potential cumulative impacts and benefits that the development activity could have. Developers are required to report on any proposed technologies for buildings that will provide benefits from energy efficiency. As such, energy efficiency criteria is incentivized, as Planning Board must review the assessment prior to providing site plan approval.

1.c Strategy for Leveraging Resources
1.c.i. Resources Needed for Site Reuse
The EPA funding will leverage prior and future sources to ensure successful redevelopment of the priority sites including the following:

<table>
<thead>
<tr>
<th>Source</th>
<th>Purpose/Role</th>
<th>Amount</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>State HDSRF</td>
<td>Assessment</td>
<td>estimated $150,000</td>
<td>An application for additional funding is being submitted. It will complement the EPA award as this non-competitive state funding source won’t be able to fund the entirety of the work effort and it will not fund things like planning and outreach. Timing for the award is anticipated the end of next year.</td>
</tr>
<tr>
<td>NJDEP Publicly Funded Site</td>
<td>Assessment</td>
<td>$1,738,342</td>
<td>Concord Chemical - NJDEP conducted a series of groundwater assessments, most recently in 2019. This effort did NOT include an evaluation of the site’s soils.</td>
</tr>
<tr>
<td>EPA Removal Action</td>
<td>Remediation</td>
<td>&gt;$1,000,000</td>
<td>Concord Chemical - Ten years ago, a non-time critical removal action was conducted resulting in the removal of drummed and other hazardous substances.</td>
</tr>
<tr>
<td>CRA EPA RLF Loan</td>
<td>Remediation</td>
<td>TBD</td>
<td>The CRA EPA RLF Loan fund provides low interest loans for remediation. The CRA would lend itself the money needed for cleanup.</td>
</tr>
<tr>
<td>Opportunity Zone Investment</td>
<td>Construction</td>
<td>TBD</td>
<td>Potential use</td>
</tr>
<tr>
<td>Private Developer(s)</td>
<td>Construction</td>
<td>$20,000,000/site</td>
<td>This figure represents the level of private investment made in the Resin Tech site. As the priority sites are of</td>
</tr>
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similar size, it can be assumed that similar private investment will be leveraged at the targeted sites.

| ASPIRE Program | Construction | Tax Credits up to $350 million | New state program that provides tax credits for construction in targeted areas to include Camden to fill financing gaps. |

1.c.ii. Use of Existing Infrastructure: The focus area is located in a built out urban area that is already well-served by water, sewer, gas, electricity, telecommunications fibers, and roads. There is existing capacity in these systems, which were designed to serve the City when it had a significantly larger population and more industrial facilities. Any site-specific infrastructure needs to hook into City water / sewer lines would be funded by the developers of the individual sites. A commuter light rail line runs along the Corridor’s northern border. Discussions with NJ Transit are occurring regarding development of a stop in the Corridor, perhaps on one of the targeted sites, which would provide nearby access for workforce. Moreover, current redevelopment law requires that qualifying private construction projects, similar to what is anticipated on Federal Street, make contributions to public transportation projects to enhance worker access to public transportation.

2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

2.a. Community Need
2.a.i. The Community’s Need for Funding Camden is unquestionably one of the poorest cities in the nation. According to 2015-2019 American Community Survey (ACS) 5-year estimates, Camden’s poverty rate for individuals and families is more than three times the overall rate for the state and country as a whole. Similarly, Camden’s median household income and per capita income is less than half of the state and country overall. These numbers are even worse for Camden County Census Tract 6013, the location of the targeted Corridor:

<table>
<thead>
<tr>
<th>Measures of Poverty in Camden, New Jersey</th>
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<tbody>
<tr>
<td>Median Household Income</td>
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<tr>
<td>Per Capita Income</td>
</tr>
<tr>
<td>Families Below Poverty</td>
</tr>
<tr>
<td>Individuals Below Poverty</td>
</tr>
<tr>
<td>Individuals 65+ Below Poverty</td>
</tr>
<tr>
<td>Unemployment Rate</td>
</tr>
</tbody>
</table>

Source: 2015-2019 American Community Survey, 5-Year Estimate

The high degree of poverty in Camden creates a large demand for services that is not commensurate with Camden’s available financial resources. In addition, the city has a large concentration of educational institutions, non-profit hospitals and social service providers who do not pay local property taxes, the primary revenue source for municipalities. According to information published by the state’s Multi-Year Recovery Plan for Camden, Camden’s tax ratable base is the smallest in NJ on a per capita basis, at approximately one-half that of other cities and one-quarter of Camden County. Given the fiscal state of the City, competing needs for basic services, and the sheer volume of brownfield sites, the City is unable to address these brownfields without outside assistance and relies on federal and state funding sources for assessment and remediation. While the CRA can access state funding to address some of the anticipated
environmental costs at the site, the funding is not sufficient to cover the entirety of the assessment efforts needed. Likewise, the targeted area contains substantial contaminated properties whose assessment is unlikely to be completed with a single funding source, given the annual caps on the state assessment funding program. The magnitude of the environmental assessment effort requires pairing available state assessment funding with EPA assessment funding to meet the need.

2.a.ii. Threats to Sensitive Populations:

(1) Health or Welfare of Sensitive Populations: Camden is home to many sensitive populations living in close proximity to identified brownfields sites, including low-income residents, minorities, children and individuals with a disability.

- **Low-income persons**: Camden is one of the poorest cities in the nation. According to 2015-2019 ACS 5-year estimates, the poverty rate for individuals and families in Camden is almost three times the overall rate for the state and country as a whole.

- **Minority populations**: According to the 2015-2019 ACS 5-year estimates, Camden has a majority non-white population (80.7%) more than double the national and state averages (27.5% and 32.2%, respectively). Furthermore, the targeted census tract has a 15.7% share of people who speak English “not well”, which is over double the estimate for the rest of the State (6.2%) and more than triple the amount for the country (4.3%). Given the city’s preponderance of brownfields, minorities in this low-income community are disproportionately exposed to environmental hazards.

- **Individuals with Disabilities**: Camden has a larger number of individuals with a disability than the state and country across all age groups. These numbers are similarly elevated for the targeted Census Tract. For example in Census Tract 6013, the percentage of non-institutionalized individuals with a disability aged 18-64 (23.3%) is double the rate for the US (10.3%) and triple the rate for the state of NJ (7.6%).

- **Community Health Assessment**: According to a 2016 Community Health Assessment by the Lourdes Health System, residents of the project area’s zip code, 08105, are most at risk for health disparities owing to “social determinants of health” such as the high percentage of black and Hispanic residents, non-English-speaking residents, families in poverty, families with children in poverty, single female householders with children, unemployment and residents with less than a high school diploma.

Funding the environmental assessments at the priority sites will facilitate the creation of living wage jobs. Such jobs are expected strengthen the economic resilience of residents, thus lessening the negative impacts to sensitive populations in the city.

(2) Greater Than Normal Incidence of Disease/Adverse Health Conditions: All of Camden is at risk for poorer health outcomes associated with worse socioeconomic indicators, lack of an environment that supports health, and a deteriorating built environment. Many Camden residents struggle to meet their basic needs (e.g. food and shelter) and experience a higher incidence of post-traumatic stress due to violence and other experiences. According to State Health Assessment Data, Camden County performs worse than the state on numerous health measures, including neonatal, infant and post-natal mortality and certain types of cancer (invasive breast, kidney, renal, pelvis, liver, lung, bronchus, prostate and thyroid cancer and mesothelioma). Greater than normal incidence of pre-term births, birth defects and infant mortality, as well as certain types of cancers may be associated with exposure to hazardous substances, such as chlorinated solvents and lead, which are prevalent at the sites in the Federal Street Corridor. The grant will fund the identification and delineation of such contaminates, facilitating their removal and subsequently reducing exposure pathways that may be associated with this greater-than-normal incidence of disease.
(3) Disproportionately Impacted Populations: Camden residents are disproportionately impacted by government policies that sited hazardous operations in close proximity to low-income and minority neighborhoods. According to EPA’s EJScreen, Camden scores above the 90th percentile in 10 out of 11 measures of environmental justice, including: PM 2.5, Ozone, NATA Diesel PM, NATA Respiratory HI, Traffic Proximity, Lead Paint Indicator, Superfund Proximity, RMP Proximity, Hazardous Waste Proximity, and Wastewater Discharge Indicator. Because of such disproportionate impacts, Camden City Council passed a Sustainability Site Plan Ordinance that addresses environmental justice and cumulative impacts. This ordinance requires applicants for new development in Camden to submit an Environmental Impact and Benefits Assessment that identifies, evaluates, and addresses the potential impacts and benefits that the development activity could have on the environment and the public health and general welfare of residents of the City of Camden. Planning board must take this assessment into consideration before providing site plan approval for any new development. The requested EPA Community Wide Assessment for the Federal Street Corridor will facilitate new development that takes into consideration impacts to the surrounding community and ecosystem, while actively engaging historically impacted communities in the assessment, remediation, and redevelopment process.

2.b. Community Engagement

2.b.i. Project Partners: The CRA will engage local partners in the project as described in the next subsection. While there are some residential dwellings, the targeted sites are located in an industrial corridor, where there are no organized residential groups to engage per se. Project partners will consist of nonprofits, neighboring property owners, prospective developers for the site, and the general public that will be welcomed to attend and participate in stakeholder meetings.

2.b.ii. Project Partner Roles: The following provides a list of partners, their role in the project and how they will be involved in making decisions with respect to the future development of the site.

<table>
<thead>
<tr>
<th>Partner Name</th>
<th>Point of Contact</th>
<th>Specific Role in the project</th>
</tr>
</thead>
<tbody>
<tr>
<td>St. Joseph’s Carpenters Society</td>
<td>Pilar Hogan Closkey, Ex. Director</td>
<td>Provide community engagement tools and assist with job placement and promotion at new facilities</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:phogan@sjescamden.org">phogan@sjescamden.org</a> 856-966-8117</td>
<td></td>
</tr>
<tr>
<td>ResinTech</td>
<td>Jeffrey Gottlieb, CEO</td>
<td>Neighboring property owner and employer</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:jgottlieb@resingtech.com">jgottlieb@resingtech.com</a> 856-626-1516</td>
<td></td>
</tr>
<tr>
<td>Cathedral Kitchen</td>
<td>Carrie Kitchen-Santiago, Ex. Director</td>
<td>Neighboring property owner and provides job training potentially for future development</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:carrie@cathedralkitchen.org">carrie@cathedralkitchen.org</a> 856-964-6771, Ext 103</td>
<td></td>
</tr>
<tr>
<td>The Salvation Army</td>
<td>Keith Maynor, Center Administrator</td>
<td>Provide support with community outreach and meeting space</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Keith.Maynor@use.salvationarmy.org">Keith.Maynor@use.salvationarmy.org</a></td>
<td></td>
</tr>
<tr>
<td></td>
<td>856-379-4852</td>
<td></td>
</tr>
<tr>
<td>Volunteers of America</td>
<td>Daniel Sperrazza</td>
<td>Engage vulnerable community members, and possibly assist with distribution of meeting invitations</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:dsperrazza@voadv.org">dsperrazza@voadv.org</a> 856-854-4660</td>
<td></td>
</tr>
<tr>
<td>Housing Authority of the City of Camden</td>
<td>Victor Figueroa, Executive Director</td>
<td>Engage public housing residents of a public housing complex 0.32 mile from the targeted area, who may have a higher risk of exposure to area</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:Vfigueroa@camdenhousing.org">Vfigueroa@camdenhousing.org</a> 856-968-2700</td>
<td></td>
</tr>
</tbody>
</table>
2.b.iii. Incorporating Community Input: While there is no existing organized community group, there are 13 residential row homes in the middle of the corridor; six appear to be owner-occupied, the rest appear to be rental units. Some appear to be unoccupied. The CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish, the primary languages of this census tract, to engage the residents in the efforts described below.

Efforts to establish a Redevelopment Area Plan as part of the implementation of the assessment grant will rely heavily on community stakeholder input. The CRA will solicit community input in a series of planning meetings that will serve many purposes to elicit feedback for: the establishment of the Redevelopment Area; the reuse considerations for targeted sites; and the cleanup decisions for the targeted sites as this effort is expected to be ongoing during the assessment efforts. In this manner, the CRA will have a real time platform for addressing community concerns.

Due to the Covid-19 pandemic all initial community meetings will be held remotely for stakeholder engagement using web-accessible Zoom platform as most residents have access to a mobile device. Once in-person meetings are feasible during the grant period, the CRA will switch to an in-person meeting format held at the Salvation Army community center. All meeting notifications, as well as the meetings themselves, will be in both English and Spanish.

Prior to kicking off any Phase II assessment work, a community meeting will be held to discuss the findings of the Phase I work, present the efforts to be conducted during Phase II investigations, provide contact information for the CRA project manager and the environmental consultant. Furthermore, during assessment activities, a sign will be posted at the site with contact information for the environmental consultant overseeing the assessment should any issues arise.

3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

3.a.i Description of Tasks, Activities and Outputs:

Task/Activity: Task 1 – Programmatic Expenses

i. Project Implementation: Activities completed under this task include EPA reporting, management of site assessment and planning activities, and travel and training. Competitive procurement will be conducted in accordance with applicable local, state, and federal regulations, for a grant manager with experience in the implementation of EPA Brownfield Grants. While some funding has been budgeted for the CRA’s project manager, in-kind funding will be provided to complete this task.

ii. Anticipated Project Schedule: 10/1/2022- 9/30/2025

iii. Task/Activity Lead CRA Executive Director, with help from grant management consultant.

iv. Output(s): Annual RFP for grant consultant (3), quarterly reports (12), MBE-WBE reports (3), ACRES reporting (7 sites), FFRs (3), grant closeout (1), and training seminars/conferences attended, such as the National Brownfields Conference.

Task/Activity: Task 2 – Community Engagement

i. Project Implementation: Activities to be completed under this task include engaging community stakeholders as discussed in the Community Engagement section above. Costs associated with this task include translation services, provision of meeting notices/materials, distribution of materials to residents, development of a Community Relations Plan and attendance at meetings. The
procured environmental consultant will participate in community meetings to explain assessment efforts and results. While some funding has been budgeted for the CRA’s project manager, additional in-kind funding will be used to complete this task.

ii. Anticipated Project Schedule: 10/1/2022 - 9/30/2025

iii. Task/Activity Lead: CRA project manager with procured consultant.

iv. Output(s): Community meetings; maps, handouts and other meeting materials; meeting minutes; Community Relations Plan (1).

Task/Activity: Task 3 – Phase I Assessment Activities

i. Project Implementation: Activities to be conducted include conducting Phase I studies on seven sites. Two targeted sites have Phase I assessments that are over five (5) years old and require updates to bring the sites into regulatory compliance. The Concord Chemical site, with extensive groundwater work completed by NJDEP, still will require a Phase I for regulatory close out of the soils. The CRA will develop and publish an RFP to procure a Licensed Site Remediation Professional (LSRP), the State of NJ’s licensed QEP program, in accordance with all applicable procurement requirements as well as New Jersey site remediation requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 1/1/23 – 6/30/23

iii. Task/Activity Lead: LSRP consultant overseen by the CRA project manager

iv. Output(s): Phase I reports (7)

Task/Activity: Task 4 – Phase II Assessment Activities

i. Project Implementation: Phase II assessments will be conducted on all seven of the priority sites. This work will include preparation of site-specific Quality Assurance Project Plans (QAPPs) and Phase II Workplans to be submitted to EPA for review prior to the beginning of any field activities. The assessments will comply with the most current local, state, and federal standards. The CRA will develop and publish an RFP to procure LSRPs to conduct the Phase II assessments, in accordance with all applicable procurement and environmental requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 6/30/23 – 12/30/24

iii. Task/Activity Lead: LSRP consultant overseen by the CRA project manager

iv. Output(s): Four (7) QAPPs (7), Workplans (7), and Phase II reports (7)

Task/Activity: Task 5 – Redevelopment Planning

i. Project Implementation: Currently there is no Redevelopment Plan for the targeted area. The CRA will undertake the land use planning efforts required by state law to establish a Redevelopment Area for the Federal Street Corridor. This process results in the development of a Redevelopment Plan. This effort will analyze opportunities and strength of the area, identify the reuse considerations and redevelopment requirements. This planning effort will be conducted in parallel to the performance of assessment activities. The CRA will collaborate with the City of Camden Planning Department, the public and any interested community groups to obtain public feedback. The CRA will develop and publish an RFP to contract with a NJ licensed Professional Planner consultant in accordance with all applicable procurement requirements. The CRA project manager efforts to oversee this task will be provided as an in-kind contribution.

ii. Anticipated Project Schedule: 10/01/22 - 2/28/24

iii. Task/Activity Lead: Planning consultant overseen by the CRA project manager

iv. Output(s): Redevelopment Plan (1).
3.b. Cost Estimates:
Unit pricing is based on actual market costs for similar services performed. Given the extensive history and complexity of the targeted sites, unit costs for Phase I and Phase II are anticipated to be significant. For simplicity, figures presented for personnel and fringe have been rounded to whole dollar amounts. All costs are direct costs as no indirect costs will be funded by EPA.

<table>
<thead>
<tr>
<th>Task 1: Programmatic Expenses</th>
<th>Task 2: Community Outreach</th>
<th>Task 3: Phase I Assessments</th>
<th>Task 4: Phase II Assessments</th>
<th>Task 5: Redevelopment Planning</th>
<th>TOTAL</th>
</tr>
</thead>
<tbody>
<tr>
<td>Personnel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$8,250</td>
</tr>
<tr>
<td>Fringe</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$2,475</td>
</tr>
<tr>
<td>Travel</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$1,750</td>
</tr>
<tr>
<td>Equipment</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>Supplies</td>
<td>$1,500</td>
<td></td>
<td></td>
<td></td>
<td>$1,500</td>
</tr>
<tr>
<td>Contractual</td>
<td>$9,825</td>
<td>$11,200</td>
<td>$70,000</td>
<td>$350,000</td>
<td>$486,025</td>
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<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>$0</td>
</tr>
<tr>
<td>TOTAL</td>
<td>$22,300</td>
<td>$12,700</td>
<td>$70,000</td>
<td>$350,000</td>
<td>$500,000</td>
</tr>
</tbody>
</table>

Task 1 Programmatic Expenses:
Personnel: Project Manager expenses 3 years @ $68.75 per hour x 40 hours $8,250
Fringe: Project Manager expenses 3 years @ 30% of Personnel costs $2,475
Travel: one attendee to attend 2 conferences @ $875/conference $1,750
Contractual: Consultant 3 years @ $3,275/year $9,825

Task 2 Community Outreach:
Contractual: Consultant for community outreach 3 years est. @$3,400/year $10,200
Contractual: Development of Community Relations Plan est. @$1,000 $1,000
Supplies: maps, handouts, brochures, etc. est. 3 years @ est $500/year $1,500

Task 3 Phase I Assessments:
Contractual: Seven sites est. @ $10,000/site $70,000

Task 4 Phase II Assessments:
Contractual: Seven sites est. @ $50,000/site $350,000

Task 5 Redevelopment Planning:
Contractual: Prepare Redevelopment Plan $45,000

3.c. Measuring Environmental Results: CRA’s contracted grant manager will monitor all work funded under this project, and will pay careful attention to tracking important EPA outcomes, including the number of community meetings; number of acres assessed; funding leveraged and other ACRES metrics. This will enable the CRA to track, measure and evaluate progress towards achieving the project outputs listed in section 3.a above. This information will then be recorded utilizing EPA’s ACRES system. In addition, the CRA will also monitor project progress through documentation provided by all contractors and consultants, and it will provide this information to the EPA project officer through quarterly reports, and regular correspondence.

4. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE
4.a. Programmatic Capability
4.a.i. Organizational Structure and 4.a.ii. Description of Key Staff: CRA staff has managed more than 40 brownfield sites through the state regulatory process. They possess the in-house capacity to oversee the community outreach, coordinate with the environmental regulators, and interface with the developers for the brownfield redevelopment efforts. These staff members not only provide the in-house contractor management of environmental firms, but they also perform the administrative functions associated with implementing the state assessment grants. The CRA is the primary economic development entity for the City, focusing on the implementation of redevelopment projects, and has deep knowledge of EPA brownfield grants. Ms. Olivette Simpson, Interim Executive Director, will serve as the project manager. Ms. Simpson led CRA’s successful multi-tiered performance of the Neighborhood Stabilization Program II (NSP2) through which some $13 million was delivered in American Reinvestment & Recovery Act funding by the US Department of Housing and Urban Development. Mr. Robert Quevedo-Rodriquez, staff accountant for the CRA, will be responsible for finance functions, and will ensure compliance of all grant financial requirements.

4.a.iii. Acquiring Additional Resources: The CRA will procure an experienced grant management consultant and a QEP (LSRP) to assist with project implementation, as described in the Section 3 above, through a competitive process in conformance with 40 CFR 31.36.

4.b. Past Performance and Accomplishments
4.b.i. Currently Has or Previously Received an EPA Brownfields Grant:
(1) Accomplishments: See summary table below for accomplishments associated three grants.

<table>
<thead>
<tr>
<th>Grant and Period of Performance</th>
<th>Funds Remaining (as of 10/1/2021)</th>
<th>Period Start date</th>
<th>Period End Date</th>
<th>Grant Accomplishments</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013 Revolving Loan Fund Grant BF 96286914</td>
<td>$1,002,330.31</td>
<td>10/1/2013</td>
<td>9/30/2023</td>
<td>Issued two loans and one subgrant.</td>
</tr>
<tr>
<td>2015 Camden Labs Site-Specific Assessment Grant BF 96277316</td>
<td>$90,557.22</td>
<td>10/1/2015</td>
<td>9/30/2022</td>
<td>Hired QEP, Phase I, RI Workplan, QAPP, HASP, RIR/RAW Pre-Demo Survey.</td>
</tr>
<tr>
<td>2017 7th and Kaighn Site-Specific Assessment Grant BF 96266717</td>
<td>$55,458.87</td>
<td>10/1/2017</td>
<td>9/30/2023</td>
<td>Hired QEP, Phase I, Phase II, SI/RI and UST closure report. Partial RAO.</td>
</tr>
</tbody>
</table>

(2) Compliance with Grant Requirements: Outcomes for all grants have all been reported in ACRES, and ACRES reporting is current for the CRA’s open cooperative agreements. The CRA has further complied with all grant workplans and all terms and conditions, including quarterly reports, MBE/WBE utilization forms, Federal Financial Reports.
CAMDEN REDEVELOPMENT AGENCY, NEW JERSEY
APPLICATION FOR FY2022 U.S. ENVIRONMENTAL PROTECTION AGENCY
COMMUNITY-WIDE BROWNFIELDS ASSESSMENT GRANT

Threshold Criteria Responses

1. **Applicant Eligibility:** The City of Camden Redevelopment Agency (CRA) was created by legislation of the Local Government. It is a quasi-governmental entity that operates as an agent of the Local Government and, as such, is an eligible applicant. Documentation of the CRA’s eligibility is attached herein.

2. **Community Involvement:** Community involvement is a vital component of Camden’s Brownfields Program. Typically, the CRA works with the local neighborhood group on issues pertaining to brownfield redevelopment. However, in this area where there are whole city blocks of vacated land, there is no centralized community galvanized around the challenges of redeveloping the Federal Street Corridor. While there is no existing organized community group, there are 13 residential row homes in the middle of the corridor; six appear to be owner-occupied, the rest appear to be rental units. The CRA will communicate information about the assessment efforts in the Corridor to the general public via postings on its website, discussions at meetings attended by the public such as planning board, city council, CRA board meetings, etc. If awarded this grant, the CRA will conduct direct outreach to each occupied home, providing informational flyers in both English and Spanish, the primary languages of this census tract, to engage the residents and business owners located within the Corridor.

In addition to putting flyers in the hands of the Corridor’s residents and businesses, South Jersey’s largest newspaper, the Courier-Post, is the most appropriate and effective local newspaper through which to communicate information about community meetings regarding the Federal Street Corridor.

Camden also has a large Spanish speaking population. The CRA therefore recognizes the importance of outreach programs to non-English speaking residents, through the provision of meeting announcements in Spanish. Providing such announcements in Spanish is something the CRA has done previously for brownfields and other redevelopment-related information, and we will continue to do so. Meetings will also be conducted in both English and Spanish. The CRA will post a signage at the sites: two signs in both English and Spanish languages indicating that an assessment is underway at the site and providing a contact name and number should anyone wish to receive information or raise a concern.

3. **Named Contractors and Subrecipients:** Contractors will be procured in accordance with Local, State, and Federal procurement requirements in an open competition upon receipt of award as per 2 CFR Part 200 and 2 CFR Part 1500. There are no subrecipients envisioned under this project.